



**1 Bedroom First Floor Apartment with Allocated Parking & Communal Garden**

This spacious one bedroom flat is just a short walk from Bromley South mainline station and town centre. It is located on the first floor of this highly sought after purpose built block. The flat benefits from a good size living room, a double bedroom with fitted wardrobes, a bathroom and a fitted kitchen with appliances. The property also benefits from an allocated parking space. Electric heating, EPC Band D. Long lease with 156 years remaining. Peppercorn ground rent. Chain free. Tenure: leasehold. Council tax band C. Viewing highly recommended.





## ACCOMMODATION

### **Living Room** 15' 6" x 10' 5" (4.73m x 3.17m)

Large living room with window overlooking the side of the property. The room has an electric wall mounted heater.

### **Kitchen** 8' 10" x 6' 4" (2.68m x 1.94m)

The kitchen is well equipped with a stainless steel sink with mixer tap over, a washing machine and a fridge freezer. There is an electric oven, a new electric hob, and a good range of wall and base kitchen units providing plenty of storage.

### **Double Bedroom** 11' 10" x 8' 10" (3.6m x 2.7m)

The double bedroom has a window that overlooks the side of the property. There is a fitted wardrobe proving plenty of storage and a wall mounted electric heater.

### **Bathroom** 6' 6" x 6' 4" (1.97m x 1.93m)

The bathroom has a pedestal basin with mixer tap over, a WC and a bath with shower over. There is also a wall mounted cupboard.

### **Loft**

A hallway ceiling hatch leads to a loft which provides useful additional storage.

### **Location**

Baydon Court is a purpose built development that sits back from the road on the corner of Durham Avenue and Durham Road. Bromley South station is 0.5 miles away or about a 10 minute walk. Shortlands station is 0.8 miles or a 16 minute walk. The Glades shopping centre with its good selection of shops and cafes is 0.5 miles away.

### **EPC and Council Tax**

Energy Performance Certificate band D. Bromley Council tax band C, £1815.52 for 2025-26.

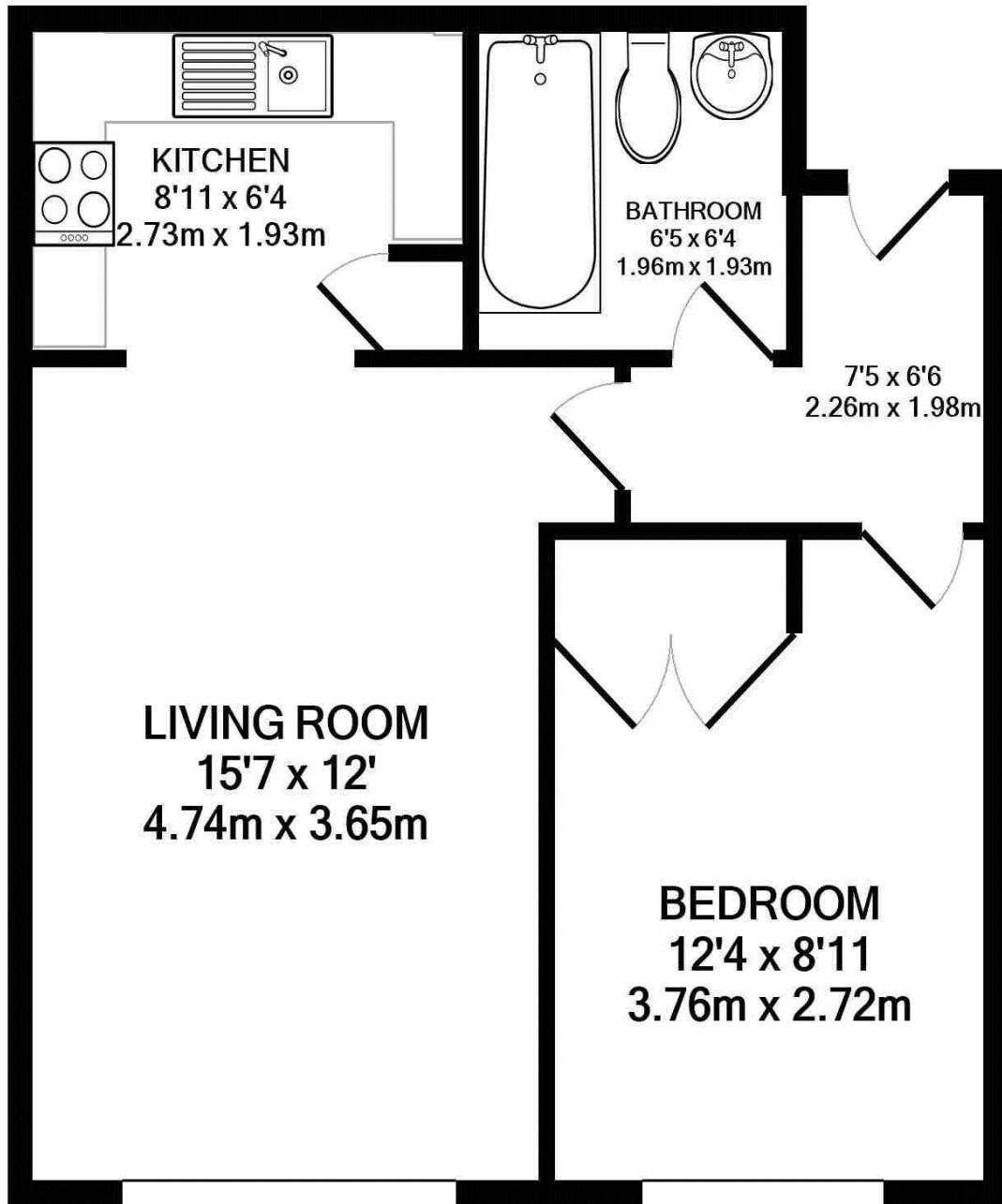
### **Lease, Ground Rent & Service Charge**

The property has a long lease of 156 years. There is a peppercorn ground rent. The annual service charge is £1990.90 and this includes water rates.





## FLOOR PLAN



**TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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